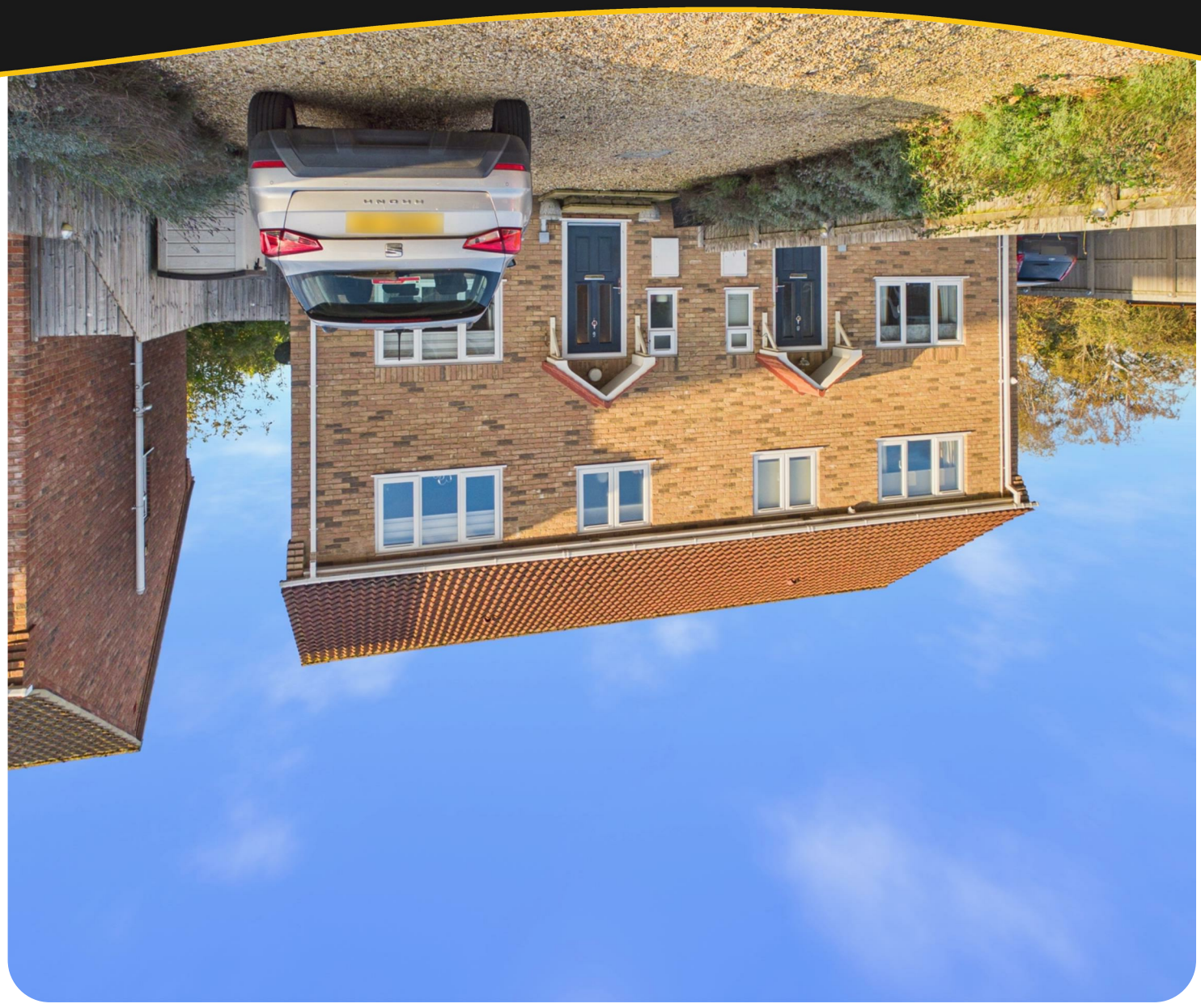
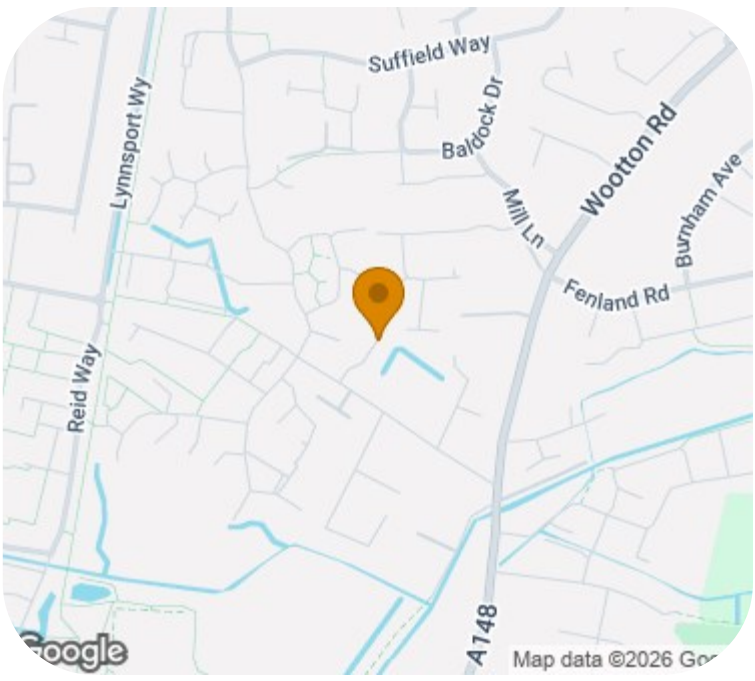
King&Partners
SALES • LETTINGS • MORTGAGES
01366 385588 | www.kingpartners.co.uk | info@kingpartners.co.uk



# £260,000

## 6 Magnolia Drive, King's Lynn, PE30 3FA

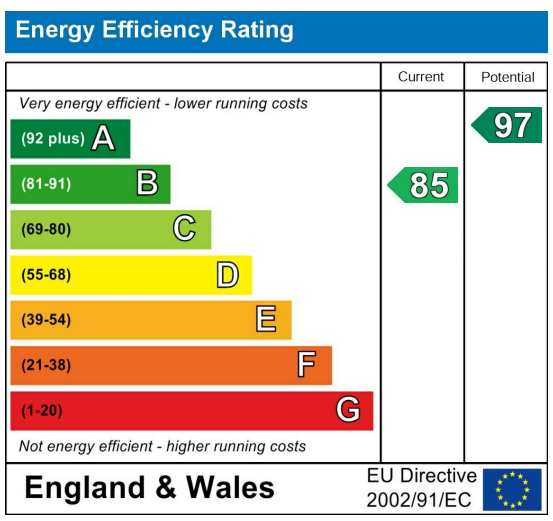
- Semi-Detached House
- 3 Bedrooms, En-Suite & Bathroom
- Kitchen/Dining Room with Patio Doors
- Living Room
- Oak Internal Doors
- Air Source Heating
- Low Maintenance Enclosed Garden
- Driveway Parking
- Good Decorative Order
- Close to Schools & Shops







## Council Tax Band - B




Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

# Property Detail

Situated in a popular residential location, this well-presented semi-detached house offers spacious and well-appointed accommodation, making it an ideal purchase for first-time buyers, families or those looking to move up the property ladder. The property is presented in good decorative order throughout and benefits from air source heating, attractive oak internal doors and a practical layout. The ground floor accommodation comprises of a welcoming hallway with under stairs storage, a living room, cloakroom and a well-proportioned kitchen/dining room with the addition of a useful storage cupboard and featuring patio doors opening onto the rear garden, creating an ideal space for both everyday family living and entertaining. To the first floor are three bedrooms, including a principal bedroom with en-suite facilities, together with a separate family bathroom. Outside, the property benefits from a low-maintenance, enclosed rear garden, providing a pleasant space to relax and enjoy, whilst to the front there is driveway parking. Conveniently located within easy reach of local schools and shops, this attractive home combines comfortable accommodation with practical outside space and convenient amenities nearby. Early viewing is highly recommended to fully appreciate all that this property has to offer.



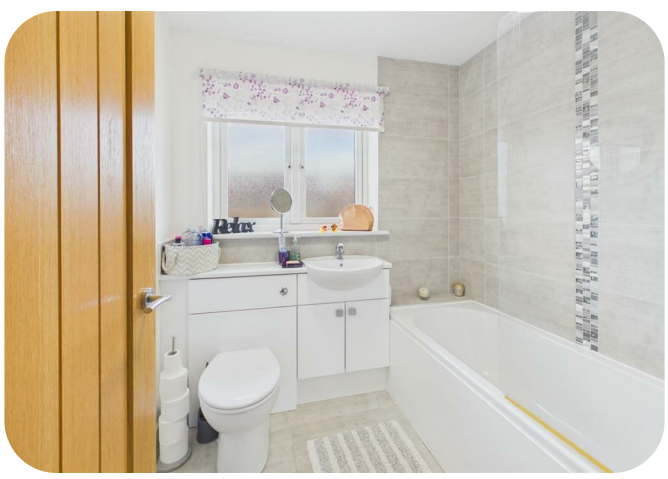












**Kitchen/Dining Room**
17'11" x 9'5"

**Living Room**
10'8" x 14'3"

**Cloakroom**
2'11" x 5'11"

**Bedroom 1**
11'0" x 12'0"

**En-Suite**
7'1"x3'6"

**Bedroom 2**
11'0" x 11'10"

**Bedroom 3**
6'7" x 7'11"

**Bathroom**
6'6" x 5'10"

**Rear Garden**
The rear garden is a low-maintenance outdoor space, mainly laid to gravel with a paved patio area ideal for seating and barbecues. It is fully enclosed with fencing on all sides providing a private and tranquil setting.

**Front Exterior**
The front exterior of the property is a semi-detached house with a brick facade and a pitched roof. A gravel driveway provides off-road parking and is framed with planted borders, while the front door is sheltered by a small canopy. The house is part of a quiet residential area with neighbouring homes.